

**OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**

**Regd. Office:** 9, M.P. Nagar, 1st Street, Kongu Nagar  
Extn, Tirupur – 641607. Ph No. 04212221144

**Corporate Office:** Kohinoor Square, 47th Floor, N. C.  
Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai  
- 400028. Tel.: 022-26544000 / 9323642445 /  
9167490977



**[Appendix - IV-A]**

**[See proviso to rule 8 (6) and 9(1)]**

**Sale notice for sale of immovable properties**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002**

**DATE OF E-AUCTION: 24.10.2025**

*E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.*

*Notice is hereby given to the public in general and in particular to the Borrower/Co-borrower/Guarantor/Mortgagor M/s Midhuna Agro Cashew Processing (Borrower), Sri. Natarajan Chandra Prabhu (Borrower), Sri.Patchigalla Bhavnnarayana (Guarantor), Sri. Machha Appa Rao (Guarantor) and Mrs.Rehula Kumari (Guarantor) (Proprietor/ Mortgagor/ Guarantors) named hereinafter that the below described movable and immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of M/s DBS BANK INDIA LIMITED . The Laxmi Vilas Bank Limited (Now DBS Bank India Limited) vide Assignment Agreement dated 30-11-2023 assigned the debt of below mentioned Borrower (s) and Co-borrower(s) to M/s. Omkara Assets Reconstruction Pvt. Ltd. (OARPL) a Company incorporated under the Companies Act 1956 and registered with Reserve Bank of India as Securitisation and Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607 and Corporate office at Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028 and acting as a Trustee of Omkara PS 07/2023-24 Trust.*

Further, the physical possession of the secured asset (s) has been taken by the Authorised Officer of Secured Creditor and the said asset (s) will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on below mentioned date, for recovery of the below mentioned dues due to Secured Creditor from Below mentioned Borrower(s)/ Guarantor(s)/ Mortgagor(s). The Reserve Price, Earnest Money Deposit (EMD) and other details are mentioned below:

Lot 1	Description of immovable property	Outstanding Dues in Rs.	Date of Demand Notice	Date of Possession	Reserve Price (Rs)	EMD (Rs)	Inspection Date and Time	Incremental value
1.	Residential House, D.No 5-51, Asst.no.304, S.No. 208/9, R& B Road, Seethayaapeta Village, Chintapaka Gram Panchayat, Buchiyyapeta Mandal, Visakhapatnam District. owned by N. Chandra Prabhu Total Extent :- 5.08 Cents or 244 Sq.Yards. (Symbolic Possession)	69737461 (Rupees Six Crore Ninety Seven Lakhs Thirty Seven Thousand and Four Hundred and Sixty one Only) as on 31.08.2025	03.03.2020	13.03.2024	2900000	290000	10.10.2025	30000
2.	Factory & Land Building, S.No 204/15, Taluk no 785, Patta no.519375 and S.no 204/14, Taluk no.763, Patta no 589717, Gompa Village and Gram Panchayat, Ravikamatham Mandal. owned by N. Chandra Prabhu Total Extent :- 1.35 Cents or 6534 Sq Yards (Symbolic Possession)				12900000	12900000		150000
3.	Vacant site situated at S.no. 2/14, 2/15, 2/16, Taluk no. 862, Patta no. 669775, Opp Saipriya Layout, Murapaka Village & Gram Panchayat, Ravikamatham Mandal, Visakhapatnam District, owned by N. Chandra Prabhu Total Extent :- 50.25 cents or 2420 Sq Yards (Physical Possession)				4700000	4700000		50000
4.	Vacant site situated at S.no.6-3A, Taluk no. 872. Patta no. 674629, nearest to Sai Priya Layout,				740000	740000		74000

	Murapaka Village & Gram Panchayat, Ravikamatham Mandal, Visakhapatnam District, owned by N. Chandra Prabhu Total Extent : 91.00 Cents or 4404.40 Sq.Yards (Physical Possession).				0			
5.	Vacant site situated at S.no. 208/9, 208/9A-2, Taluk no. 378, Patta no. 249478, Chintapaka Village & Gram Panchayat, Buchiyyapeta Mandal, Visakhapatnam District, owned by N. Chandra Prabhu. Total Extent : 74 cents or 3581 Sq.Yards. (Physical Possession)				550000 0	550000		60000
6.	Vacant site situated at S.no. 208/3, Taluk no.23, Patta no.325923, Chintapaka Village & Gram Panchayat, Buchiyyapeta Mandal, Visakhapatnam District, owned by N. Chandra Prabhu. Total Extent : 71 cents or 3436 Sq.Yards. (Physical Possession)				620000 0	620000		62000

**Last Date for payment of EMD & Submission of Bid Form: 23.10.2025 up to 6:00 P.M**

**Auction Date and Time: 24.10.2025 Time: 03:00 P.M – 05:00 P.M.**

#### **TERMS & CONDITIONS:**

1. The auction will be conducted 'ONLINE' through OARPL's approved service provider M/s. C-1 India Pvt Ltd., Gurgaon. E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.bankeauctions.com> (Support mail Id [support@bankeauctions.com](mailto:support@bankeauctions.com) support mobile No. +91-7291981124/25/26).
2. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.com) , Mr. Bhavik Pandya, Mobile : 8866682937 E mail – [maharashtra@c1india.com](mailto:maharashtra@c1india.com).
3. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer: **Mr. Shakil Nipani. Mobile Number +91 9167490977**, E-Mail: [shakil.nipani@omkaraarc.com](mailto:shakil.nipani@omkaraarc.com) or at address as mentioned above in office hours during the working days.
4. To the best of knowledge and information of the Authorized Officer, there is no known encumbrance on any property, except as stated in the table above.

5. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. Further, it shall also be deemed that the bidders(s) have participated in accordance of the spirit of Section 29A of the Insolvency & Bankruptcy Code, 2016 in terms of Related Party Transactions. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016 along with the Bid, in case of failure of the same amount paid shall be forfeited.

**For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://omkaraarc.com/auction.php>.**

**STATUTORY NOTICE FOR SALE UNDER RULE 8(6) and 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

This notice is also a mandatory Notice of Fifteen (15) days to the Borrower/Guarantors of the above loan account under Rule 8(6) and 9(1) of Security Interest (Enforcement) Rules, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, cost & expenses till the date of payment. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

**Date : 19.09.2025**  
**Place: Mumbai**

**For Omkara Assets Reconstruction Pvt Ltd.**  
**(Acting in its capacity as a Trustee of Omkara PS 07/2023-24 Trust)**

**Sd/-Authorized Officer**  
**(Mr. Shakil Nipani +91 9167490977)**